

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**May 28, 2013**

**7:00**

**Present:** R. Amato, V. Smith, D. Bingham, K. Buckley, G. Fogarty, Alt M. Darling, Alt., R. Serra (SECCOG)

**Absent:** G. Walter, R. Savalle, Volberg, H. Green Alt.,

**Guests** See File Copy

**CALL TO ORDER:** R. Amato called the meeting to order at 7:03.

**M/S/C (Amato/Bingham) to seat G. Fogarty for R. Savalle and M. Darling for W. Volberg**

**ADDITIONS TO THE AGENDA:** Add Land Use Inquires to New Business, Item 1.

**PUBLIC HEARING:** None

**PETITIONERS:** None

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):** N/A

**1. Village Zone District**

The members discussed the Village Zone District. M. Darling drafted an outline for discussion. (See File Copy) He will draft a definition of the intent of the Village Zone. The members discussed “requiring” architectural designs as opposed to “recommending” architectural designs.

**2. Update on Net Buildable Area**

V. Smith gave draft language for changing the Net Buildable Area (NBA) as follows:

**15.2.11 NET BUILDABLE AREA -**

**For any.....additional family unit. (12/01/03)**

**Applicability to be determined by the commission when the commission recognizes that the intent of the N.B.A. has been satisfied."**

K. Buckley stated a possible draft for NBA:

**NBA may be waived or modified by the Commission when the applicant has provided authoritative scientific evidence that the intent of the NBA has been satisfied.**

R. Serra presented possible drafts for Sections 15.2.11, 3.2.1, 4.6,5.6,6.5. 2.13, and 6.3.4. (See File Copy).

He stated the Commission should clarify what uses NBA is exempt for.

R. Serra also stated that the three lots in 3.2.1 should be clarified. The Commission agreed and liked the draft change by R. Serra to 3.2.1. They will take more time to discuss 15.2.11 at the next meeting.

### **3. POCD Priorities**

The members reviewed the two handouts (See File Copy) which lays out time lines and priorities for POCD recommendations. The members made a few changes but were in agreement that the overall document was a good plan.

The members decided to discuss the following items at their second meeting of in the month of June:

Item 1, require all special NR's be shown on plans so impact can be evaluated. R. Serra will look at language for this item.

Item 10, deed cemeteries within proposed subdivisions to the Town. R. Serra will investigate.

Item 11, Scenic Road Ordinance, discuss who is responsible.

Item 26, Village Zone, (in progress)

## **NEW BUSINESS**

### **1. Land Use Inquires**

R. Serra reported to the Commission he had a call from the owner of Sid's Auto and he would like to abandon his junk yard and make it into a commercial recreation area. He asked if the Commission had been made aware of the plan and they stated the Commission had not had it brought to them. R. Serra was not sure if it would be a viable commercial enterprise considering the location.

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:**  
N/A

**PLUS/DELTAS:** The Commission discussed the positive and negative aspects of the meeting.

**CORRESPONDENCE:** GIS request from Groton Utilities

**ADJOURNMENT:**

**M/S/C (Darling/Smith) to adjourn at 9:32 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,**

**Sue Spang**

**Recording Secretary**

approved